

\$229,900 - 706, 1312 13 Avenue Sw, Calgary

MLS® #A2233330

\$229,900

2 Bedroom, 1.00 Bathroom, 832 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live the Urban Dream: Top Floor Beltline Condo! Discover exceptional urban living in this 831 sq ft, 2-bedroom, 1-bath corner unit at Lancaster Gate. 7th-floor corner unit in Calgary's vibrant Beltline. This prime location means you're walking distance to 17th Avenue, the C-Train, and downtown, offering an incredible lifestyle often cheaper than renting! This well maintained condo features maple cabinets, laminate flooring throughout, and in-suite laundry. This building was a full condo conversion in 2007 and the active condo board ensures continuous improvement, with new windows and roof installed in 2024. Close-knit community building - grow your own vegetables in the building communal gardens! Plus, your condo fees include electricity! Don't miss this opportunity for exceptional value in a fantastic location with a dedicated rear parking stall. Priced well below city assessed value!!



Built in 1969

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2233330 |
| Price | \$229,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 832 |
| Acres | 0.00 |

| | |
|------------|-------------|
| Year Built | 1969 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Penthouse |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 706, 1312 13 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 0T3 |

Amenities

| | |
|----------------|-------------|
| Amenities | Elevator(s) |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Vinyl Window |
| Appliances | Dishwasher, Electric Rang European Washer/Dryer Con |
| Heating | Baseboard, Central, Boiler, H |
| Cooling | None |
| # of Stories | 7 |

Exterior

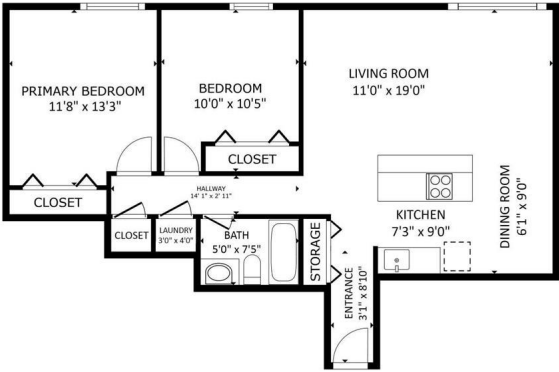
| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Roof | Membrane |
| Construction | Brick, Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 53 |
| Zoning | CC-MH |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|



GROSS AREA 706 1312 13 Ave SW - Calgary
MAIN LEVEL: 831.69 SqFt
TOTAL: 831.69 SqFt
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RED DOT
REAL ESTATE SERVICES

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